



An
Bord
Pleanála

Board Direction
BD-005735-20
ABP-306589-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/05/2020.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

Having regard to the special architectural heritage interest of the existing Georgian townhouses on the narrow plots at a prominent central city location and which are included on the record of protected structures it is considered that the proposed amalgamation and reconfiguration and integration of the floor plans in conjunction with removal of sensitive historic fabric and features functional to the internal historic planform and circulation within the buildings, would undermine and seriously injure the legibility and integrity of the buildings, their plots and their urban grain as a group, would involve insensitive intervention to and loss of historic fabric, and would seriously injure the architectural character and integrity of the structures. The proposed development would therefore be in conflict with Policy Objectives CHC2 (a), (b) and (c) and the provisions of section 11.1.5.3 of the Dublin City Development Plan, 2016-2022 according to which amalgamation including breaches in party walls which compromises historic planform and adversely affects the integrity and special interest of the structure is unacceptable, would set an undesirable precedent for similar development and, would be contrary to the proper planning and sustainable development of the area.

Note: The Board noted the revised shopfront proposals as submitted as part of the appeal and considered them to be an improvement to the design submitted to the Planning Authority. However, it retained concerns regarding the scale of the shopfront on No.19, including its height vis-à-vis the cill levels of the first floor windows and also considered that the use of cladding (on Nassau Street) and metal louvres (on South Frederick Street) was unacceptable. However, in the light of the substantive reason for refusal set out above, the Board decided not to include a separate reason for refusal relating to the shopfront.

Copy of Board Direction to issue with the Board Order.

Board Member

Date: 11/05/2020

Maria FitzGerald